

**MILLIS CONSERVATION COMMISSION
MEETING MINUTES
Room 104, Veterans Memorial Building, 900 Main St., Millis, MA
February 7, 2022**

The meeting was brought to order at 7:00 p.m. by Dr. James Lederer, Chair.

The following members were present:

Dr. James Lederer, Chair

Carol Hayes, Vice Chair

Ed Chisholm, David Larsen, Scott McPhee, John Steadman

Jonathan Niro, BETA Group

Members Absent: Christine Gavin

Others present: Eric Dias, Strong Point Eng., 340 Manley St., West Bridgewater
Colleen & Richard Jakubowski, 21 Beech St.
Connor Bresnehan, Land Design Assoc., Walpole
Ted Merchant, Toll Bros., Inc., 116 Flanders Rd., Westborough
Paul DeSimone, Colonial Eng., 11 Awl St., Medway
Michael Curatola, PO Bpx 157, Medway
Mary Ann Nowak, 266 Village St.
Robert Weiss, Economic Development and Planning Director

DEP FILE #CE225-0433 NOTICE OF INTENT, PUBLIC HEARING, 1480 MAIN ST.

The public hearing was opened at 7:00 p.m. with notice being read by Ms. Hayes, Vice Chair.

Mr. Dias, representing the applicant, GTE Millis, LLC, presented the application and plans. The proposed project consists of construction of a 73,800 square foot warehouse-style building to house a marijuana cultivation facility and appurtenances. The existing structures on-site will be razed. Stormwater management will also be reviewed. The Commission conducted a site visit on January 22, 2022. BETA, the Commission's peer reviewers, conducted a site visit on January 28, 2022 and submitted their comment letter, dated February 4, 2022. Mr. Dias stated that they reviewed BETA's comment letter and will respond and address the issues stated.

Mr. Niro stated that the wetland delineation was performed in late 2020 and many flags are missing, however, the delineations appear to be sufficient. Missing information that BETA requested will be provided by Strong Point Engineering. BETA also reviewed the project for the Planning Board's Site Plan Approval process.

The Commission would like to see planting plans in the restoration area. To allow time for Mr. Dias to address the comments and revise the plans, the public hearing will be continued.

On a motion made by Mr. Steadman, seconded by Mr. Larsen, it was voted unanimously at 7:22 p.m. to continue the public hearing to Monday, March 7, 2022, 7:00 p.m.

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UPDATE ON RFP PROCESS FOR TOWN-OWNED PROPERTIES MASTER PLAN

Mr. Weiss stated that Mr. Steadman prepared the draft Request for Proposal (RFP) document for the Town-Owned Properties Master Plan project. This plan includes 35 town-owned parcels/properties. Mr. Weiss explained the process of proceeding with a warrant article at Town Meeting to approve the funding. He stated that the cost will most likely be in the \$200,000.00 range. Mr. Weiss discussed the option to consider hiring a consultant to write/edit the draft RFP. He will meet with Mr. Steadman and the Select Board as well.

REQ. FOR DETERMINATION OF APPLICABILITY, PUB. HEARING, 0 TURNER ST.

The public hearing was opened at 7:38 p.m. with notice being read by Ms. Hayes, Vice Chair.

Mr. Curry, via email dated February 3, 2022, requested a hearing continuance to the March 7, 2022 meeting.

On a motion made by Ms. Hayes, seconded by Mr. McPhee, it was voted unanimously at 7:40 p.m. to continue the public hearing, without discussion, to Monday, March 7, 2022, 7:30 p.m.

REQ. FOR DETERMINATION OF APPLICABILITY, PUB. HEARING, 21 BEECH ST.

The public hearing was opened at 7:45 p.m. with notice being read by Ms. Hayes, Vice Chair.

Mr. Bresnahan of Land Design Associates, representing the applicant, Mr. Jakubowski, presented the application and plan. The project is for proposed installation of a rear patio, fire pit and replacement of existing deck. The Commission did conduct a site visit on January 12, 2022. Mr. Bresnahan stated that erosion controls will be placed to delineate the limit of work area. Silt sock will be used and Mr. Bresnahan will contact the Commission for inspection of the erosion controls once in place, prior to the work being done. There were no further questions.

On a motion made by Ms. Hayes, seconded by Mr. McPhee, it was voted unanimously at 7:53 p.m. to close the public hearing.

On a motion made by Dr. Lederer, seconded by Ms. Hayes, it was voted unanimously to approve a Negative 3 Determination of Applicability with Special Conditions for 21 Beech Street.

**DEP FILE CE225-0400 – REGENCY AT GLEN ELLEN
OPEN SPACE TRAIL FIELD CHANGE REQUEST
TED MERCHANT, TOLL BROS., INC.**

As part of BETA's routine site inspections, it was noted that a section of the existing walking trail periodically experiences slow drainage periods after a storm event. Mr. Merchant presented a memo, dated January 24, 2022, with photos. It is proposed to relocate the trail slightly uphill (approximately 20-feet) and temporarily mark with stakes and directional arrows until the new walking path is established. As this minor alteration is within the Riverfront Area, a field change is being requested, Mr. Merchant said.

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Mr. Niro from BETA stated that work to paths are considered “minor activities” in the Riverfront area and recommended approval by the Commission.

On a motion made by Dr. Lederer, seconded by Ms. Hayes, it was voted unanimously to approve, as a field change, the relocation of the area of the walking trail as proposed for DEP File #CE225-0400 for Toll Brothers at Regency at Glen Ellen.

**BLUEBERRY LANE (LOTS 6 & 7) - INFORMAL DISCUSSION
PAUL DESIMONE/MICHAEL CURATOLA**

The Commission had received some phone calls regarding possible unpermitted work in the wetland resource areas taking place at new lots on Blueberry Lane. Mr. DeSimone, representing Mr. Curatola and the Nowaks, presented a “Worksheet Plan of Land,” dated December 2021. The Commission also conducted site visits on January 22, 2022, and January 26, 2022. Considerable earth work was also done and Mr. DeSimone will look into seeing if an Earth Removal Permit from the Planning Board is required.

Mr. Steadman also noted that there are two old open Orders of Conditions (DEP File Nos. 225-0230 and 225-0232) for these lots. Mr. DeSimone will look into this and request Certificates of Compliance.

The Commission required that erosion controls be placed immediately and a Notice of Intent filing for the proposed work is required. Mr. DeSimone stated that he will scan contours and provide a plan. Discussion was continued to the March 7, 2022 meeting and a public hearing for a future meeting will be scheduled once a Notice of Intent is filed.

OTHER BUSINESS:

MINUTES

On a motion made by Mr. Steadman, seconded by Mr. Larsen, the meeting minutes from January 10, 2022, were unanimously approved as written.

Scheduled Conservation Commission Meetings: March 7, 2022
April 4, 2022

There being no further business, on a motion made by Mr. Steadman, seconded by Mr. Chisholm, and voted unanimously, the meeting adjourned at 9:00 p.m.

Respectfully submitted,

Camille Standley, Administrative Assistant